

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- December 8, 1971

Appeal No. 10993 Mrs. Inez R. Arrendell, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried with Mr. Hatton and Mr. Mackey dissenting, the following Order of the Board was entered at the meeting of June 7, 1972.

EFFECTIVE DATE OF ORDER -- July 13, 1972

ORDERED:

That the appeal for a variance from the requirements of Section 3301 requiring 900 square feet per unit for conversion of building into three-unit apartment at 13 S Street, N. E., lot 16, Square 3512 be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a two-story rowhouse presently used as a two-family flat.
3. The size of the lot is 20' x 100' and the house contains a full basement which runs the length of the house.
4. Appellant requests a variance from the requirements of Section 3301 requiring 900 square feet per unit for conversion of building into a three-unit apartment.
5. The appellant stated that the proposed additional apartment will have a front entrance and a back entrance and windows on all sides except the fourth side which is the brick wall next to the house.
6. The proposed additional unit would be in the basement and appellant proposed to lower the floor to accommodate a ceiling of 7 feet and partition off the furnace area and fireproof it with metal doors.

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7. Appellant stated that there is no parking on the property.

8. At the public hearing, no opposition was registered as to the granting of this appeal.

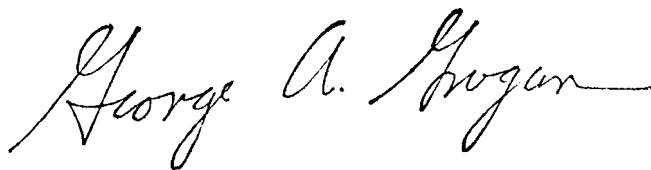
OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.